



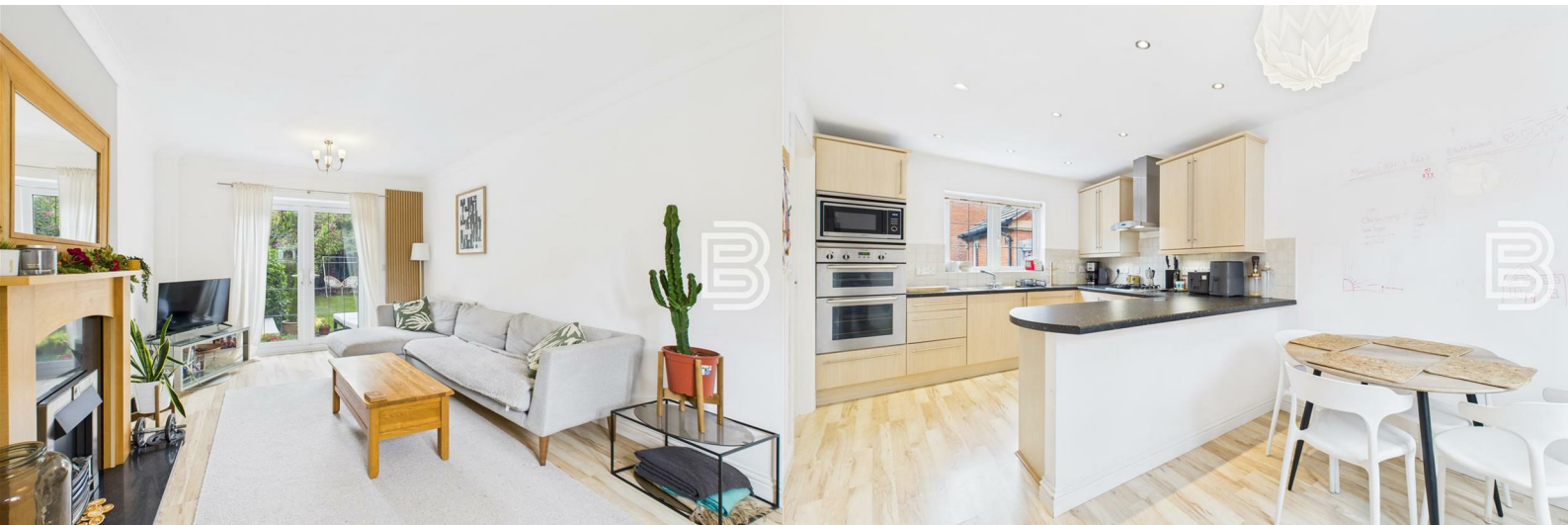
Ellis Brooke



11 Blyth Close

Cawston, Rugby, CV22 7GY

Guide price £380,000



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Entrance Hall

Composite front door with central glazed panel and vertical window to one side. Wood effect flooring. Stairs to first floor. Doors off to Guest WC, Kitchen and Lounge.

Lounge

Double glazed window to the front aspect and French Doors to the rear garden. Wood effect flooring. Radiator. Electric fire with surround.

Kitchen/Diner

Double glazed windows to the front and rear. Door to Utility. Radiator. Wood effect flooring. Range of base and eye level units with work surface over. Tiling to splashbacks and under cabinet lighting. Integrated double oven. Integrated dishwasher, fridge and freezer. Integrated gas hob with extractor. One and half bowl stainless steel sink/drainers with mixer tap.

Utility Room

Double glazed door onto rear garden. Wood effect flooring. Radiator. Extractor. Space and plumbing for washing machine. Several cupboards plus additional sink/drainers.

Guest WC

Low flush WC. Wall mounted wash hand basin. Radiator. Extractor.

Landing

Doors off to all 4 bedrooms and family bathroom. Loft access hatch. Double glazed window to the rear.

Bedroom One

Double glazed window to the front aspect. Door to En-Suite. Radiator. Fitted wardrobe.

En-Suite

Double glazed window to the rear aspect. Enclosed double shower cubicle. Extractor. Heated towel rail. Low flush WC. Wall mounted wash hand basin. Shaver point.

Bedroom Two

Double glazed windows to the front and to the rear. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bedroom Four

Double glazed window to the front aspect. Radiator.

Family Bathroom

Double glazed window to the front aspect. Cupboard housing water cylinder. Heated towel rail. Shaver point. Extractor. Panelled bath with shower over. Low flush WC. Wall mounted wash hand basin.

Frontage

Hedge and bushes with pathway leading to inset porch area which then leads to the driveway at the side.

Driveway & Car Port

Block paved driveway with double gates about one third of the way down. Leads through to covered car port section and then leads to detached garage. Gate into rear garden.

Garage

Single detached garage with power and light connected. Metal up and over door. Courtesy door into the rear garden.

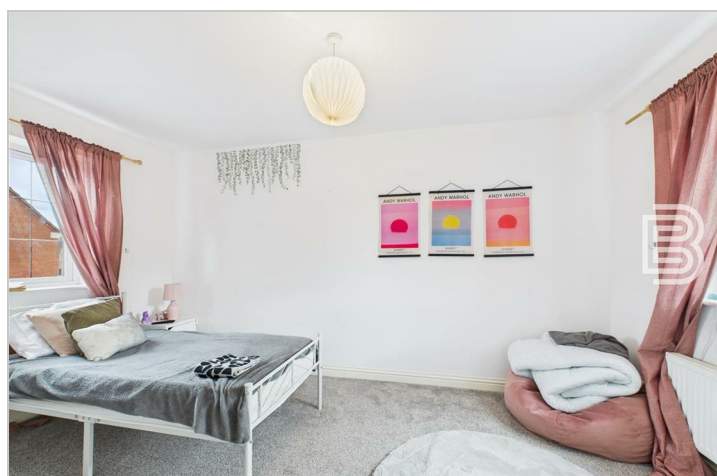
Garden

Enclosed primarily by timber fencing with gate onto driveway and courtesy door into garage. Initial patio with side pathway. Stone and bark chipping areas. Substantial tree and shrub borders with two slightly raised borders enclosed by sleepers.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide

information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



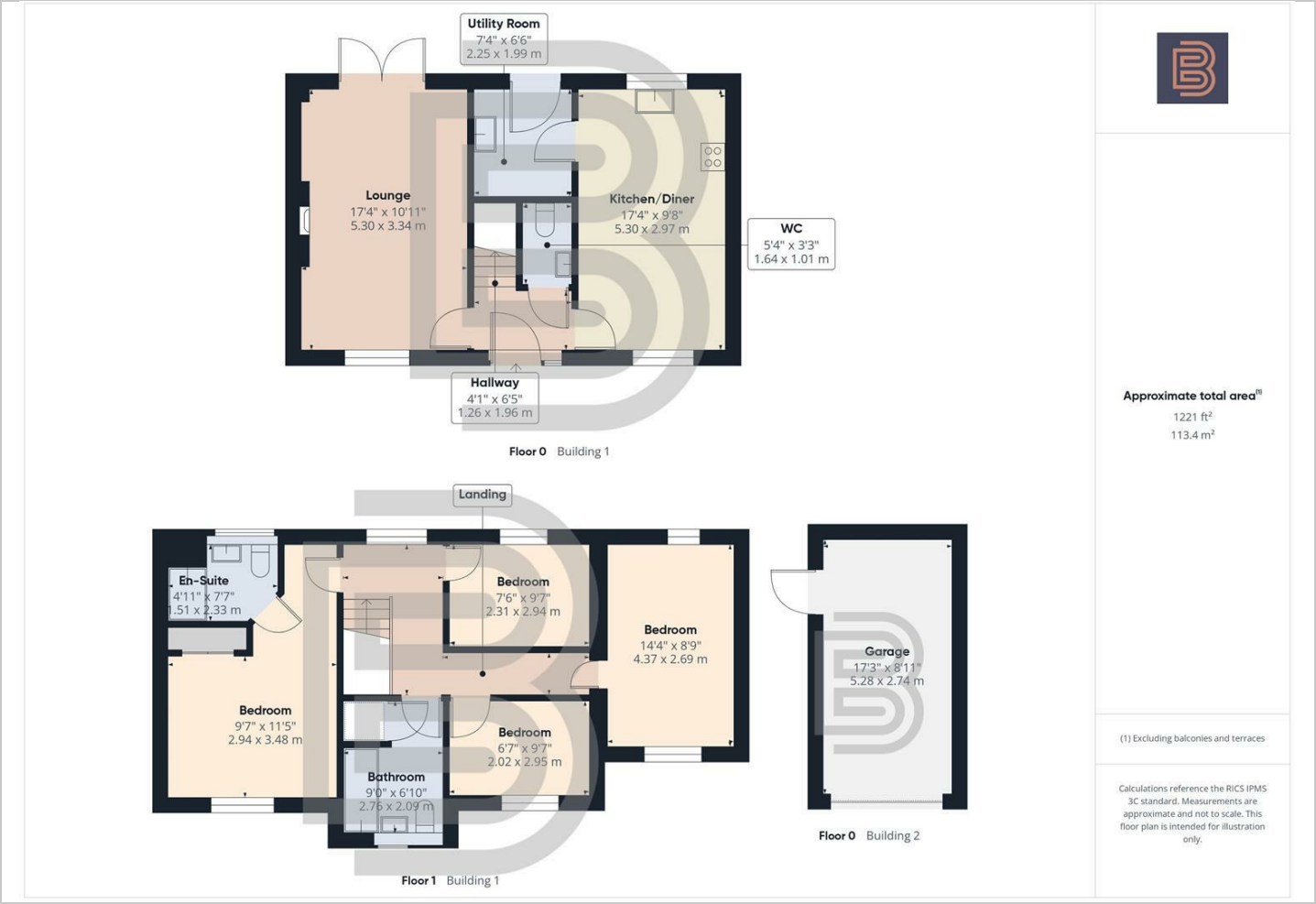
Hybrid Map



Terrain Map



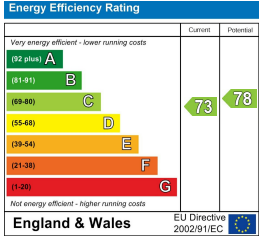
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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